



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: QIAO LIN ZHANG
Address: 3949 BROWNSVILLE Rd. Feasterville
TREVOSE PA 19053
Phone No. [REDACTED]

Owner's Name: QIAO LIN ZHANG
Address: 11946 DUMONT RD, PHILA PA 19116
Phone No. [REDACTED]

Attorney Name: _____
Address: _____
Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1 Application relates to the following:

Check items if applicable:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) | |

2 Brief description of Real Estate affected:

- Tax Parcel Number: 02-005-152
- Location: 3949 BROWNSVILLE RD Feasterville PA 19025
- Lot Size: 5000 SQ
- Present Use: Restaurant
- Proposed Use: Apartment under business
- Present Zoning Classification: OSaki Restaurant
- Present Improvement upon Land: BUSINESS

Deed recorded at Doylestown in Deed Book _____ Page _____

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

- ⑤ Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

232-380

- ⑥ Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

Required apartment under business

- ⑦ Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship).

- ① The 1st floor is empty, no one ask for renting the places.
② Since the 1st floor is empty, doesn't wanted to wasted the places.
③ Keep paying for the loan, but no income out of it. instead for my self living.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

Date

10/2/14

Sworn to and subscribed before me this

9th day of October 2002014

Notary Public

My commission expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
David M. Zane, Notary Public
Bensalem Twp., Bucks County
My Commission Expires June 18, 2018



BENSALEM TOWNSHIP

Building and Planning Department

Office 215-633-3644 • Fax 215-633-3753

September 26, 2014

QIAO LIN ZHANG
11946 Dumont Rd
Philadelphia, PA 19053

Proposed Use:	Apartment under business
Address:	3949 Brownsville Rd Trevose, PA 19053
Tax Parcel:	02-005-152
Property Owners:	Same as addressed
Permit Status:	Application Denied

Dear Sir or Madam:

A review was conducted on the application for the referenced use. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- The proposed use as "an apartment under business" is not permitted.
[Section 232-380]

This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem or online at <http://bensalemtwp.org>.

Respectfully,


Matthew K. Takita, A.I.A., M.C.P.
Director of Building and Planning

91-7199-9991-7033-6367-8304
Certified and regular mail

MKT/lva

APPROXIMATELY 1/2 MILE SOUTH OF THE INTERSECTION OF ROUTE 1 AND ROUTE 100



PHOTO TAKEN FROM THE STREET

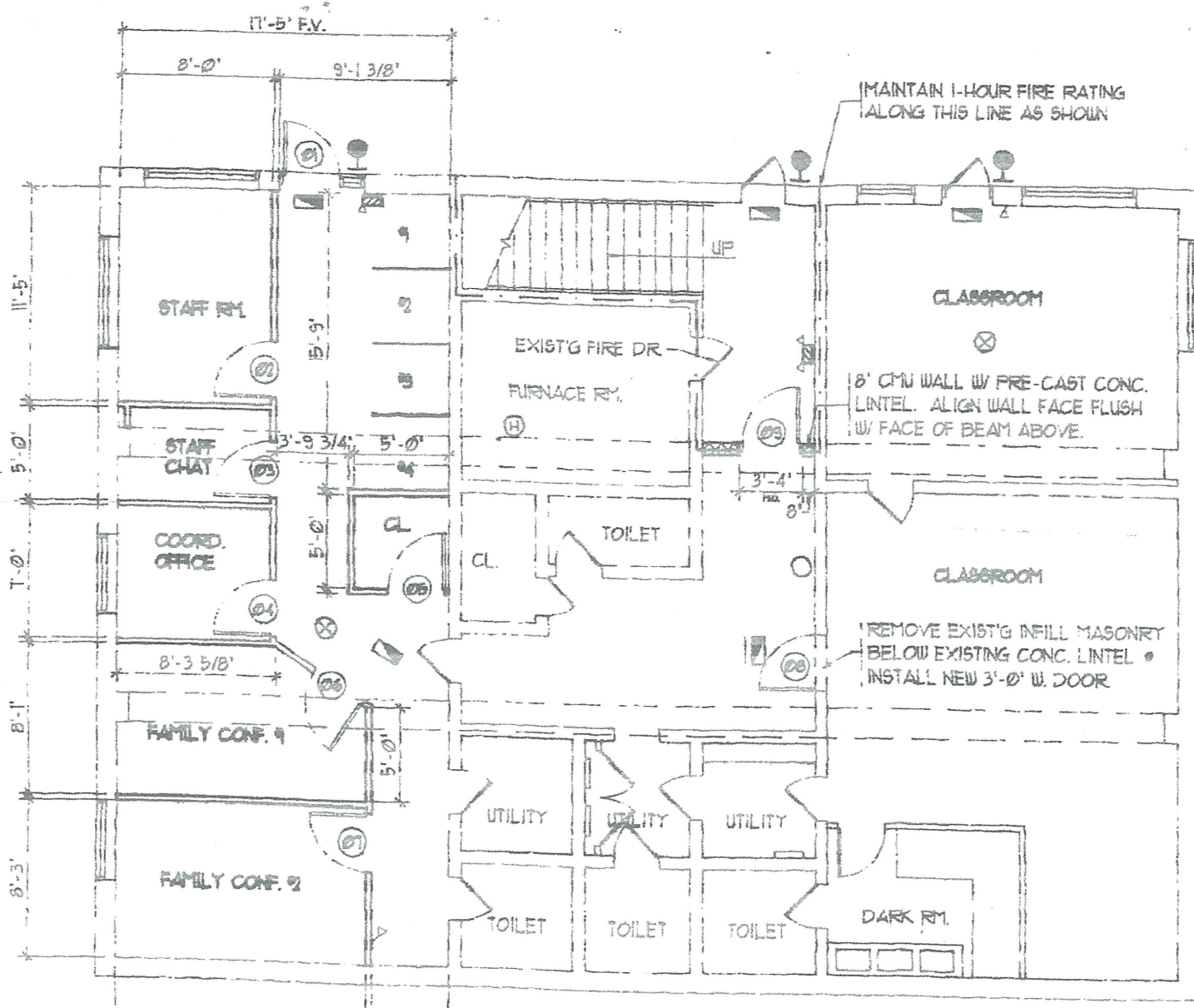


PHOTO TAKEN FROM THE STREET

NOTE

THE ABOVE INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.





FIRST FLOOR PLAN

2495 SQFT.

SCALE: 1/8" = 1'-0"